



For Lease

Lakes Business Park

9091 West Sahara Avenue, Las Vegas, NV 89117

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YOUNG**

Property Highlights

9091 West Sahara Avenue, Las Vegas, NV 89117

Located at the bustling intersection of Sahara Avenue and Fort Apache Road, 9091 West Sahara Avenue offers a rare opportunity to lease a hi-visibility suite in one of Las Vegas's most desirable submarkets.

Built in 2013, the property includes a highly sought-after drive-through, and is shadow-anchored by Albertsons, benefiting from significant foot traffic. With 37 surface parking spaces and dual access points from Sahara Avenue and the adjacent shopping center, the site offers excellent convenience and accessibility.

- ±2,386 rentable square feet which includes patio, storage and common area
- Suite 100
- Asking Rate: \$5.00 psf NNN
- \$1.00 psf CAM's

Demographics (2025 estimates)

 Total Population	1-mile 21,725	3-miles 158,043	5-miles 414,433
 Median HH Income	1-mile \$82,190	3-miles \$86,708	5-miles \$89,304
 Median Home Value	1-mile \$510,104	3-miles \$527,536	5-miles \$512,987
 Total Households	1-mile 9,871	3-miles 67,512	5-miles 170,619
 Average Size Household	1-mile 3.1	3-miles 3.1	5-miles 3.1

**For more
information**

HILLARY STEINBERG

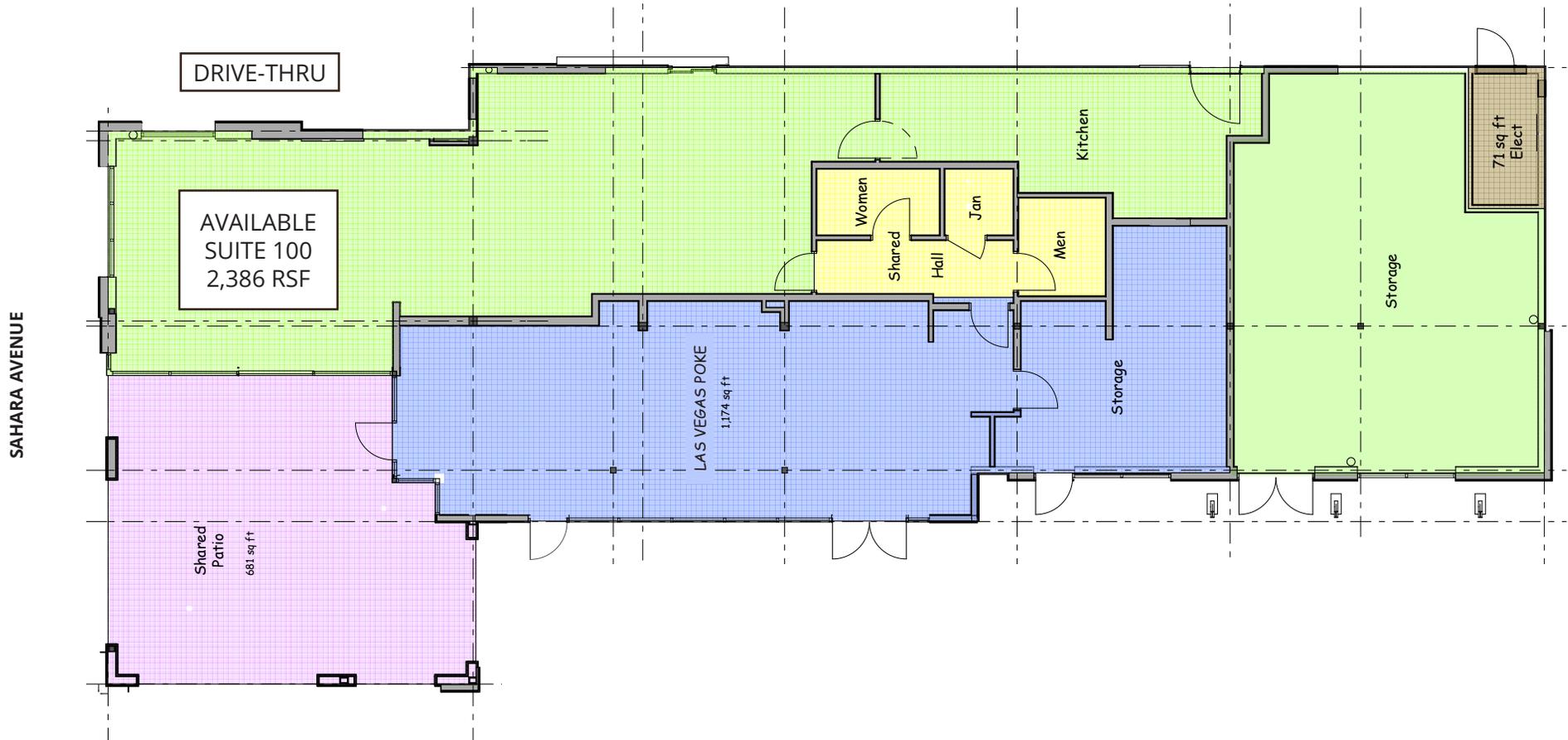
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Site Plan

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